

US Army Corps of Engineers  
Chicago District  
Great Lakes and Ohio River Division

GRAND CALUMET RIVER - INDIANA HARBOR CANAL  
SEDIMENT CLEANUP  
AND  
RESTORATION ALTERNATIVES PROJECT

REPORT

SEPTEMBER 1997

EPA Region 5 Records Ctr.



363422



**Grand Cal River-Indiana Harbor Canal  
Sediment Cleanup and Restoration Alternatives  
Project**

**Draft Report**

**Appendix G, Indust./Environ. History**

**Industrial Sites on Grand Calumet River and  
Calumet Branch Branch of Indiana Harbor Canal  
Chicago District, U.S. Army Corps of Engineers**

June 1997

Plate G-5

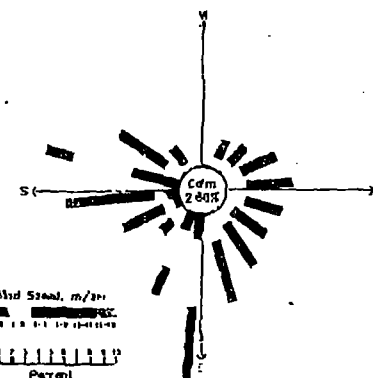
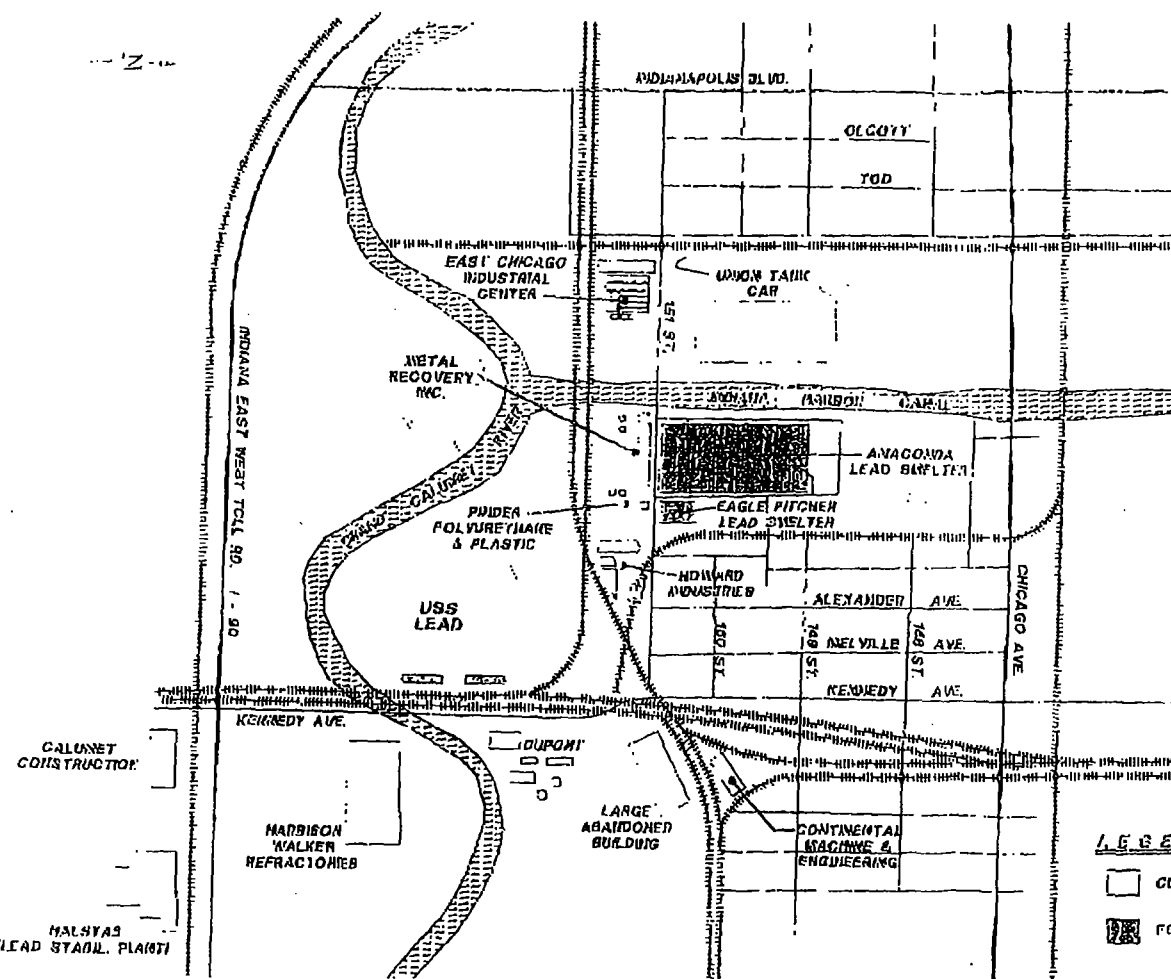
FIGURE  
PREPARED  
BY THE  
USS LEAD  
CONSULTANTS

ENTACT

# POTENTIAL LEAD CONTRIBUTORS SURROUNDING USS LEAD

Figure 2-3

USS LEAD  
SOUTHWEST, IND.



WIND DIRECTION AND SPEED GRAPH

Graph indicates percentage of the time that the wind is blowing in the direction areas of varying speeds. Wind data collected at Gary, Indiana Airport, 1995.

provided by  
Pat Dickson - Darden  
E.C. H.D

East Chicago  
1996 Comprehensive Plan

### CITYWIDE OVERVIEW

Land use in East Chicago was classified into 11 categories as part of a land use inventory conducted in 1995. A summary of the distribution within each land use category is provided in Table 3-2. Other sections in this Chapter identify and describe in detail the Land Use distribution found within residential, industrial, and commercial areas.

TABLE 3-2  
EXISTING LAND USE  
1996

<u>LAND USE</u>	<u>ACREAGE</u>	<u>% OF TOTAL</u>
Single Family	563.4	5.9
2 & 3 Family	146.2	1.5
Multi-Family	<u>103.2</u>	<u>1.1</u>
SUBTOTAL RESIDENTIAL	814.8	8.5
Commercial	172.7	1.8
Industrial	5272.8	55.2
Institutional	308.1	3.2
Parks/Recreation	<u>169.6</u>	<u>1.8</u>
SUBTOTAL PUBLIC/QUASI-PUBLIC	477.7	5.0
Vacant/Open Space	790.6	8.3
Street Rights-of-Way	968.9	10.1
Railroad Rights-of-Way	799.4	8.4
Canal	<u>260.3</u>	<u>2.7</u>
SUBTOTAL TRANSPORTATION	2,028.6	21.2
TOTAL	9,557.2	100.0

### RESIDENTIAL NEIGHBORHOODS

The City of East Chicago has historically been identified by the 14 residential neighborhoods which exist among the industrial land uses. The neighborhoods are delineated on the maps accompanying text on the following pages.

For the Comprehensive Plan, each neighborhood was visually surveyed on a block-by-block basis to identify the existing land uses, building conditions, and building tenure which characterize it. Additionally, data from the U.S. Bureau of the Census was analyzed on a Block Group level to provide a description of a neighborhood's population and housing elements. Together, this information provided a profile for each of the City's neighborhoods.

More than 50% of the population is Hispanic Origin in 4 neighborhoods, Black in 6 neighborhoods, and White in 3 neighborhoods.

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Calumet, West Calumet, East Calumet, and New Addition are over 69% Black, while Roxanna is over 85% White. None of the 14 neighborhoods are more than 69% Hispanic Origin.

Owner-occupied dwellings account for more than 50% of the year-round housing units in only 4 neighborhoods

Rentals account for more than 50% of the year-round housing units in 4 neighborhoods.

Unoccupied units account for more than 10% of the units in 6 neighborhoods.

The median value of owner-occupied homes is highest in Prairie Park and lowest in Marktown.

Following is a description of each neighborhood, including specific demographic data and generalized observations. The socio-economic data is found in Tables 3-3, 3-4, and 3-5.

TABLE 3-1  
POPULATION BY  
NEIGHBORHOOD

AREA	TOTAL	Whites	Blacks	Others	Hispanic	Polish	Slovak	German	Irish
Roxanna	1,213	1,042	40	131	314	423	246	82	0
	100.0%	85.9%	3.3%	10.8%	25.9%	34.9%	20.3%	6.8%	0.0%
Southside	5,249	3,012	289	1,948	1,948	1,128	69	83	86
	100.0%	57.4%	5.5%	37.1%	37.1%	21.5%	1.3%	1.6%	1.6%
Northside	6,114	2,994	803	2,317	2,317	451	115	280	237
	100.0%	49.0%	13.1%	37.9%	37.9%	7.4%	1.9%	4.6%	3.9%
Marktown	629	430	0	199	432	-	-	-	-
	100.0%	68.4%	0.0%	31.6%	68.7%	-	-	-	-
Calumet/ E/W Calumet	5,008	882	3,460	666	1,110	-	-	-	-
	100.0%	17.6%	69.1%	13.3%	22.2%	-	-	-	-
Sunnyside	1,413	310	744	359	530	-	-	-	-
	100.0%	21.9%	52.7%	25.4%	37.5%	-	-	-	-
Washington Park	1,547	725	391	431	868	-	-	-	-
	100.0%	46.9%	25.3%	27.9%	56.1%	-	-	-	-
East Harbor	4,336	998	2,556	782	1,552	-	-	-	-
	100.0%	23.0%	58.9%	18.0%	35.8%	-	-	-	-

Housing in Sunnyside is solidly comprised of single family, residential units which represent a total of 84% of its housing stock, according to the 1990 Census. Sunnyside is generally a planned subdivision of duplex residential units: 24% are detached units and 60% are attached units. Field observations revealed a healthy housing stock with minimal evidence of rehabilitation necessary.

Housing vacancies stand at 0% with all 448 units occupied: 84% are owner-occupied and 16% are renter-occupied. The median value of owner-occupied housing, as reported by owners to the Census Bureau, ranged from \$34,500 in Block Group 3 to \$38,500 in Block Group 2.

Residents of Sunnyside accounted for 4% of all East Chicagoans in 1990. Within Sunnyside, 22% of the residents are White, 53% are Black, and 25% are of all other races. Thirty-eight percent (38%) of residents are of Hispanic descent. Unemployment was moderately high at 13% and the poverty rate was 9.3%. The median household income varied throughout the neighborhood, ranging from \$23,542 in Block Group 2 to \$42,604 in Block Group 3.

### West Calumet

The West Calumet neighborhood is located in the south central area of East Chicago and is generally bounded by the U.S. Waterway Canal on the west, Chicago Avenue on the north, McCook Avenue on the east, and 151st Street on the south. This neighborhood is not wholly contained within a Block Group exclusive of any other neighborhood. As a result, the Bureau of the Census designates Census Tract 303, Block Group 2, and all of Census Tract 307 as containing the three neighborhoods of West Calumet, Calumet, and East Calumet. For the purposes of this report, the Census data will be presented for all three neighborhoods combined, but the descriptive land use and housing conditions data for each neighborhood will be presented separately as each neighborhood has its own unique characteristics.

Major landmarks in West Calumet include the West Calumet (151st Street Center) public housing complex and Carrie Gosch Elementary School.

There are a few commercial land uses along Chicago Avenue. There are no industrial land uses in the neighborhood.

Repairs to the local infrastructure are necessary as sidewalks and local access streets were found to be in poor condition throughout the residential district.

Housing in West Calumet is comprised of a majority of public housing units located between Aster Avenue, Magnolia Drive, Gladiola Avenue, and 151st Place. A newly constructed multi-family housing development, located along Chicago Avenue, was recently completed. A few single family residential units were noted on Chicago Avenue and Vernon Street. Field observations revealed a private housing stock in need of exterior rehabilitation. The public housing units appeared to be in relatively good condition.

### Calumet

The Calumet neighborhood is located adjacent to West Calumet in the southern area of East Chicago and is generally bounded by McCook Avenue on the west, Chicago Avenue on the north, the railroad tracks on the east, and 151st Street on the south.

Major landmarks in Calumet include the U.S. Post Office, several churches, Martin Luther King, Jr. Neighborhood Center, Lake County Rehabilitation Center, and a fire station.

There are industrial land uses along southern Kennedy/Huish Avenues. There are a various commercial land use along Chicago, Kennedy, and Alexander.

Zoning designations within Calumet appear to be generally compatible with existing land uses. However, there are some violations of the Zoning Ordinance with respect to residential uses found on the first floor of structures located within the C-1 districts of the neighborhood. Additionally, 16 residential lots were noted to contain residential units constructed within the boundaries of the rear yards.

Housing in Calumet is comprised mainly of single-family, detached residential units. Field observations revealed a housing stock with a need for exterior moderate and substantial rehabilitation. Approximately 43 residential structures and seven commercial structures are in need of demolition. Approximately 38 structures were noted to be obviously vacant, many of which require demolition. Additionally, approximately 80 vacant lots were noted, including a large parcel of land on Kennedy Avenue at 149th Street.

### East Calumet

The East Calumet neighborhood is located in the southern central area of East Chicago and is generally bounded by the EJ&E Railroad on the south and west, Chicago Avenue on the north, and Parrish Avenue on the east.

Major landmarks in East Calumet include Riley Park, Holy Trinity School (presently closed and vacant), and the Carmelite Home for Girls. Since the 1981 Comprehensive Plan was prepared, a few changes have occurred in the neighborhood land uses. The changes have involved single family units being constructed upon once vacant land, houses being demolished or removed and the lots remaining vacant, and the removal of an industrial use at the intersection of 148th Street and the railroad tracks.

Two industrial land uses border the southwest corner of the neighborhood. Chicago Avenue is a mixed use of park and commercial.

Infrastructure appears to be sound with sidewalks and local access streets in good condition throughout the residential district. Riley Park is also well maintained.

## Southside

The Southside neighborhood is located in the southwestern corner of East Chicago and is generally bounded by White Oak Avenue on the west, Chicago Avenue on the north, Railroad Avenue on the east, and the IHB and EJ&E Railroads below Kosciusko Park on the south. This neighborhood is comprised of Census Tract 304, Block Group 6 and Census Tract 306, Block Groups 1, 2, 3, and 4.

Major landmarks in South Side include McKinley Elementary School and Kosciusko Park along the southern edge of the neighborhood. The East Chicago CBD borders the north of the neighborhood. The downtown CBD also extends south on Indianapolis Boulevard to the railroads. Mixed light and heavy industrial land uses are located along Railroad Avenue and the southeastern end of Indianapolis Boulevard. Little change has occurred in land use patterns in Southside since the 1981 Comprehensive Plan was prepared.

One element of land use that was of particular interest during field observations of the neighborhood was the presence of housing units behind the units which front the local streets. In other words, property owners have constructed additional housing units on their parcel of land behind existing housing units. All of these secondary, or "backyard" units, are illegal since they were constructed within the rear yard setbacks of existing homes. This situation was observed in areas currently zoned R-1a where the minimum lot size requirement per single family dwelling unit is 4,500 square feet. Currently, in Southside, there are approximately 72 residential lots that were noted to have a second detached residential unit located within the boundaries of the rear yard setback.

Infrastructure within the neighborhood appears to be sound with sidewalks and local streets in good condition throughout the residential district. Kosciusko Park is also well-maintained.

Current zoning designations within Southside are compatible with existing land use patterns, with the exception of the housing units constructed in the rear of existing homes.

Housing in Southside is predominantly a mixture of multi-unit dwellings. Two-family units account for 26% of the housing stock and structures containing three or more units account for 41% of the housing stock. Single-family units represent 33% of all housing in the neighborhood, according to the 1990 Census. In general, the quality of housing in this area is good with a minimum to moderate need for exterior rehabilitation noted.

Field observations revealed at least nine residential, three commercial, and one mixed use structures which are in need of demolition. A total of three residential units, five commercial, and three mixed use structures were noted to be obviously vacant. Additionally, approximately 22 vacant lots were noted.

The housing vacancy rate is moderate at 9% (208 vacant units). Owner-occupied units account for only 39% of all housing, while renter-occupied units represent 52%. The median value of owner-occupied housing, as reported by owners to the Census Bureau, ranged from \$31,700 in Census Tract 306, Block Group 2 to \$60,700 in Census Tract 306, Block Group 4.



Current zoning designations within East Calumet are compatible with existing land uses.

Housing in East Calumet is solidly comprised of single family, detached residential units. Field observations revealed a healthy housing stock with little evidence of exterior rehabilitation necessary and only 14 multi-unit residential structures. Additionally, only two residential structures were noted to be in states of deterioration which warranted demolition. A total of approximately 15 vacant lots were noted in East Calumet.

#### Statistical Characteristics of West Calumet, Calumet and East Calumet

Housing in the Calumet neighborhoods is a mixture of residential dwellings. Single-family, detached units account for 40% of the housing stock, with the majority found in East Calumet. Single-family, attached units account for 8%. Two-family units account for 19% of the housing stock and structures containing three or more units account for 33% of the housing stock. The majority of multi-family residential units are located in West Calumet.

The housing vacancy rate is slightly high at 11% (200 vacant units). Owner-occupied units account for only 42% of all housing while renter-occupied units represent 47%. The median value of owner-occupied housing, as reported by owners to the Census Bureau, ranged from \$25,700 in Census Tract 303, Block Group 2 to \$41,000 in Census Tract 307.

All Calumet residents accounted for 15% of all East Chicagoans in 1990. Within the Calumet neighborhoods, 18% of the residents are White, 69% are Black, and 13% are persons of all other races. Twenty-two percent (22%) of residents are of Hispanic descent.

Unemployment stood at 24.6% and the poverty rate was significantly high at 35.7% in 1990. The median household income varied widely, from \$8,805 in Block Group 2 of Census Tract 303 to \$24,534 in Census Tract 307.

